

Peter Clarke



7 Nonsuch Avenue, Stratford-upon-Avon, CV37 9US

- Built in 2022
- Seven years NHBC remaining
- Immaculately presented throughout
- Private rear garden as the property backs onto bungalows
- Two reception rooms
- Garage and driveway for two cars



Offers Over £400,000

Built in 2022 and located towards the end of a no through road, is this immaculately presented three bedroom detached home, benefitting from 7 years NHBC remaining and a private landscaped rear garden. Having been really well maintained by the current owner, this home offers an ideal turnkey opportunity and is perfectly positioned on the north side of town, for easy access to Stratford Parkway and the M40 motorway network.

#### ACCOMMODATION

Entrance hall. Cloakroom with wc, wash hand basin and wall mounted heated towel rail. Sitting room with double doors to garden. Dining Room. Kitchen with matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer, integrated oven, four ring gas hob and overhead extractor, integrated fridge freezer, slimline dishwasher and washing machine, door to side.

First floor landing with door to storage cupboard. Main bedroom with fitted wardrobes. En suite with shower cubicle, wc, wash hand basin, wall mounted heated towel rail. Bedroom Two with fitted wardrobes. Bathroom with a white suite comprising bath with rainfall shower over, plus handheld attachment, wc, wash hand basin, wall mounted heated towel rail.

Outside to the rear is a paved patio leading to a lawned garden enclosed by fencing and flower bed borders. Gated side access, outside tap. To the front is a garage with up and over door, power and light. Tarmacadamed driveway allowing parking for two cars.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. There will be an estate charge put in place in due course, cost to be confirmed. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

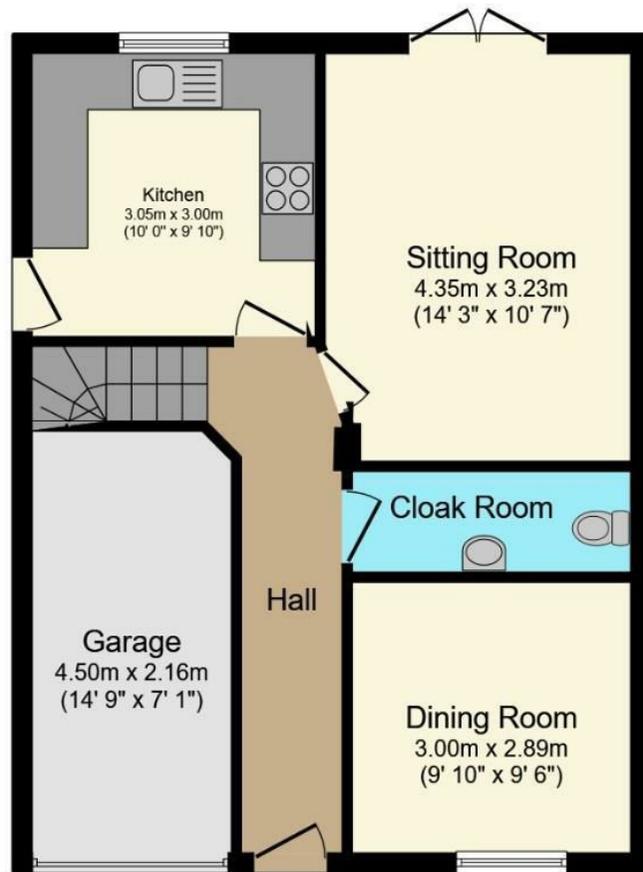
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

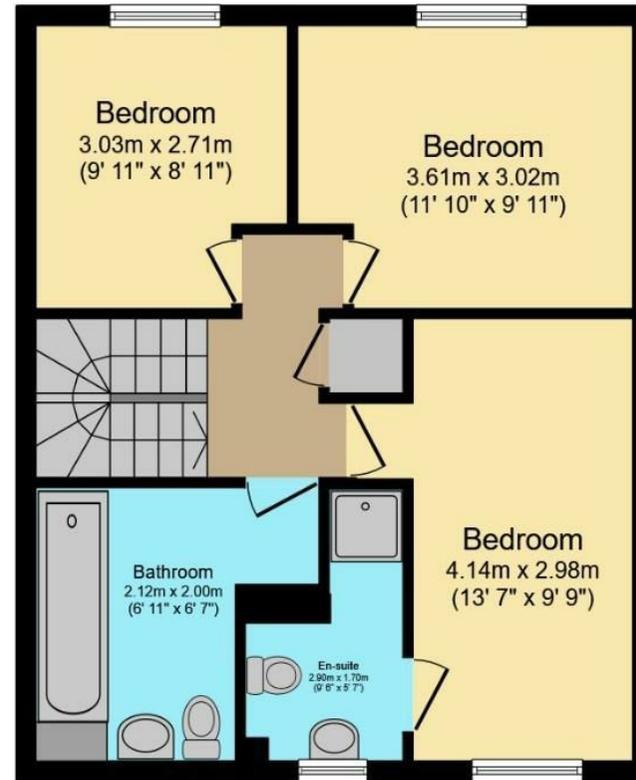


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### Ground Floor

Floor area 54.8 sq.m. (590 sq.ft.)

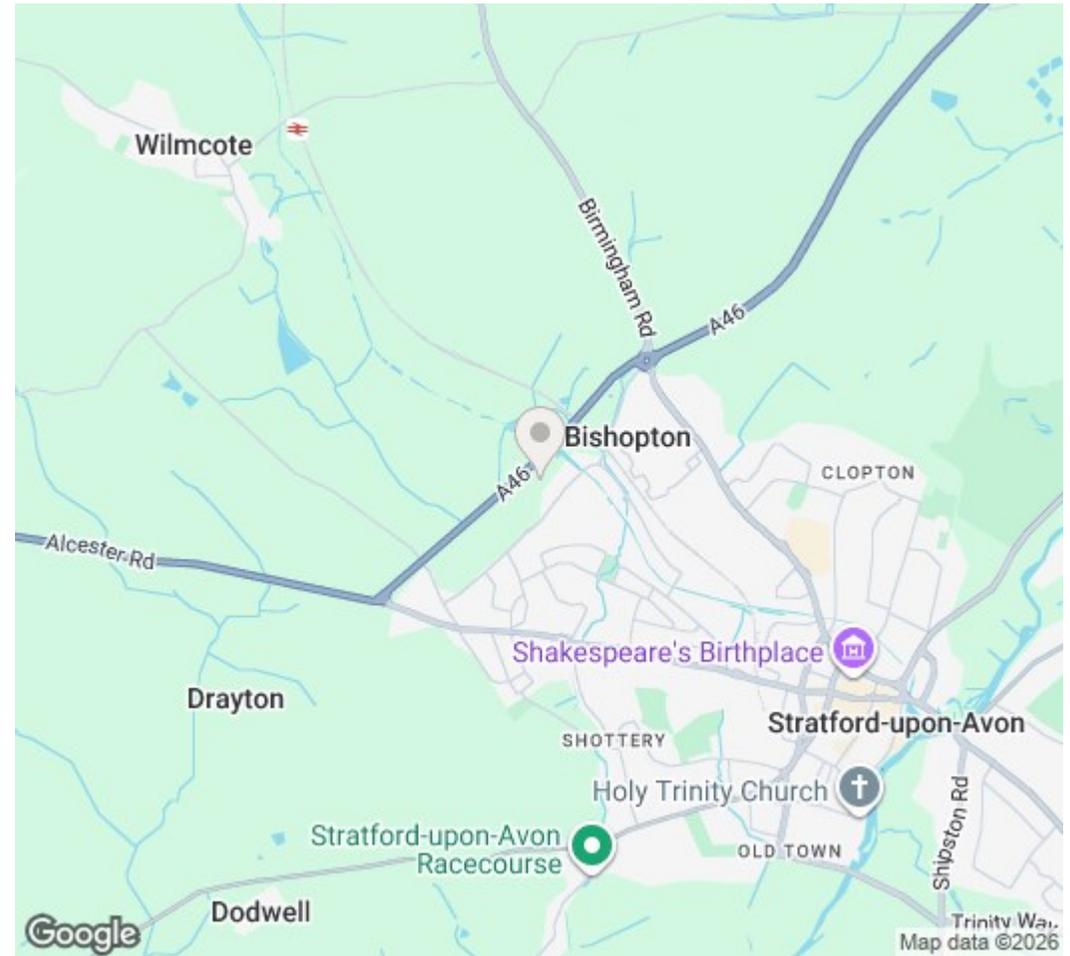


### First Floor

Floor area 50.3 sq.m. (542 sq.ft.)

Total floor area: 105.2 sq.m. (1,132 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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